

VILLA BELLA SUBDIVISION, FILING NO. 2

A REPLAT OF BLOCKS 1, 2, 3, AND 4, TOGETHER WITH CBI WAY AND PORTIONS OF NAPOLI WAY; BLOCK 5; BLOCK 6; AND BLOCK 7, VILLA BELLA SUBDIVISION FILING NO. 1, ALL LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PUEBLO, PUEBLO COUNTY, COLORADO

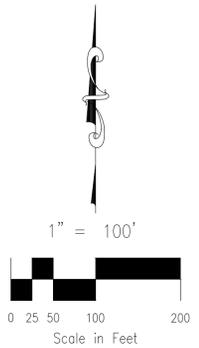
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- △ SET CITY MONUMENT BOX
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

NOTE: THE BEARINGS SHOWN HEREON ARE ROTATED 00°00'07.55" CLOCKWISE FROM THE BEARINGS SHOWN ON THE PLAT OF "VILLA BELLA SUBDIVISION, FILING NO. 1" PREPARED BY ABEL ENGINEERING PROFESSIONALS, INC. DATED JANUARY 31, 2008.

BOUNDARY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	160.98	970.00	9°30'32"
C2	113.80	1030.00	6°19'50"



FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN

ACS
T20S R64W
S17 - 1/4
S21
2009
LS 36061

45' CENTRAL TELEPHONE AND UTILITIES CORPORATION EASEMENT BOOK 1918, PAGE 645

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

Fig. 0: V3138 VILLA BELLA SUBDIVISION (Survey) (Plot) (4) (3) (8) Villa Bella Filing 2 (P) (W) (P) (Stamp) 6/13/2022 5:26 PM

VILLA BELLA SUBDIVISION, FILING NO. 2

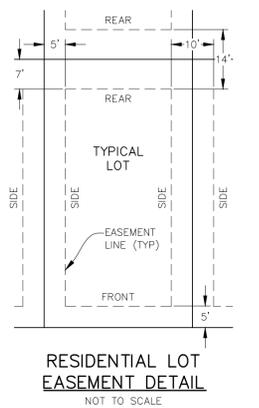
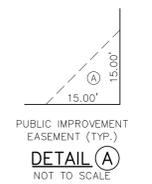
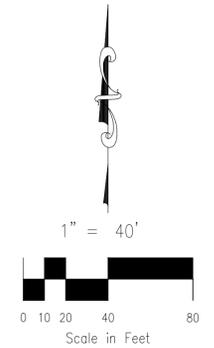
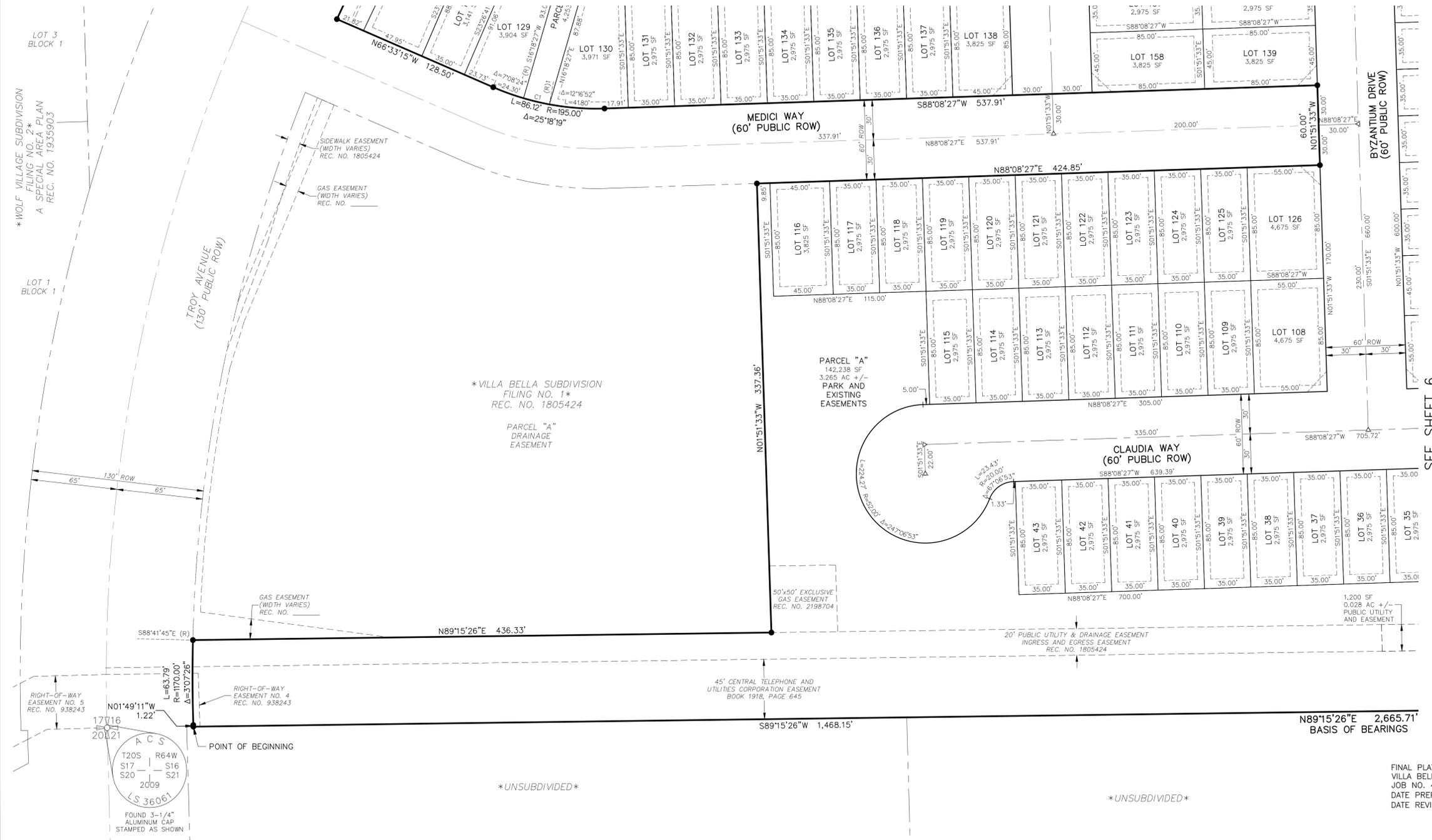
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- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

LOT & TRACT CURVE TABLE				RADIAL BEARING TABLE	
CURVE #	LENGTH	RADIUS	DELTA	LINE #	BEARING
C1	20.04	195.00	5°53'13"	(R)1	N10°25'14"E

SEE SHEET 4



File: 0:\43138 VILLA BELLA PUEBLO\VILLA BELLA LANDHOLD(Survey)\Plot\43138 Villa Bella Filing 2 FPL.dwg PlotStamp: 6/13/2022 5:27 PM

FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
SHEET 3 OF 9

VILLA BELLA SUBDIVISION, FILING NO. 2

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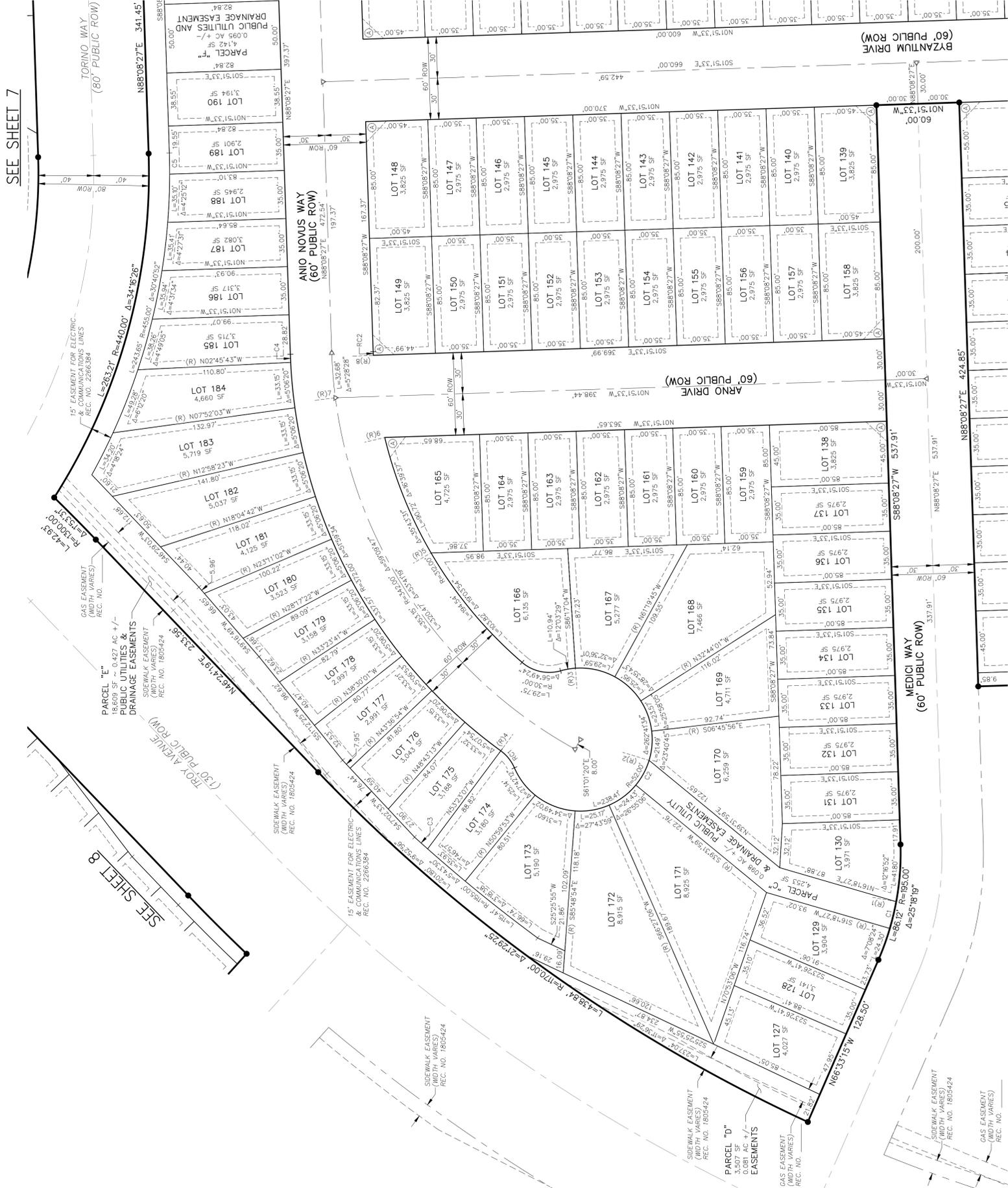
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 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- *NOT A PART*

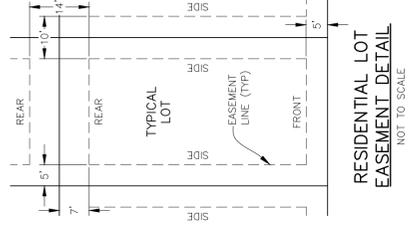
RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	16.00	30.00	3033'26"
RC2	2.63	312.00	0'28"57"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	20.04	195.00	5'53"13"
C2	20.53	52.00	2'37"12"
C3	12.74	1155.00	0'37"54"
C4	5.86	372.00	0'54"10"
C5	15.45	455.00	1'56"45"

RADIAL BEARING TABLE	
LINE #	BEARING
(R1)	N102°51'4"E
(R2)	N16°54'48"E
(R3)	N86°04'15"E
(R4)	S53°51'07"E
(R5)	S30°05'57"E
(R6)	S13°26'20"E
(R7)	S07°20'01"E
(R8)	S02°20'30"E



SEE SHEET 5



FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-136
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

212 N WASHCATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.553.5485



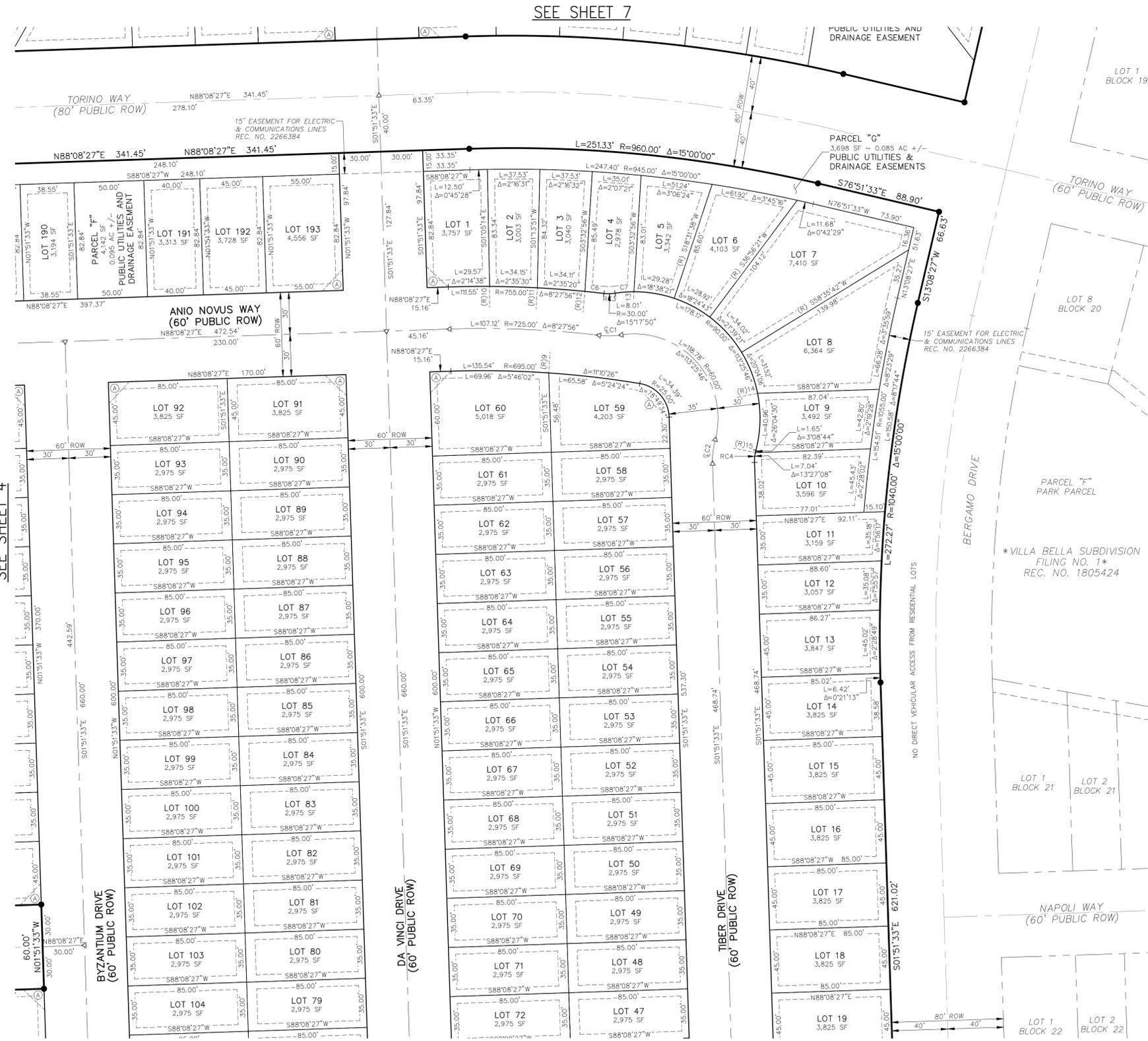
SEE SHEET 3

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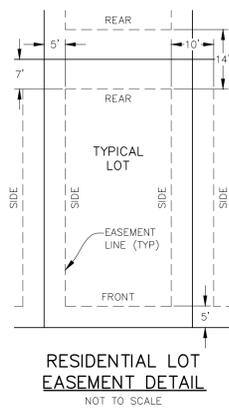
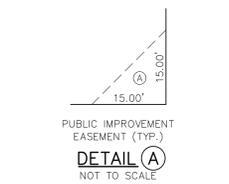
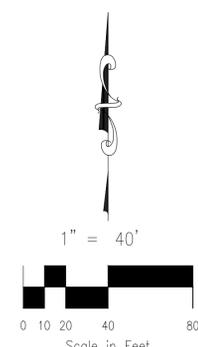


RADIAL BEARING TABLE	
LINE #	BEARING
(R)9	S03°54'28"W
(R)10	S00°23'05"W
(R)11	S02°58'35"W
(R)12	S05°33'54"W
(R)13	S00°06'43"E
(R)14	S78°39'49"W
(R)15	S78°24'25"E

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
CC1	16.02	60.00	15°17'50"
CC2	17.38	60.00	16°35'52"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC3	8.01	30.00	15°17'50"
RC4	8.69	30.00	16°35'52"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C6	13.72	755.00	1°02'28"
C7	13.48	90.00	8°34'45"



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212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC. SHEET 5 OF 9

File: 0_V3138_VILLA BELLA PUEBLO_VILLA BELLA LANDHOLDING SURVEY (PLOT 1) 138_Villa Bella Filing 2 Final Plat.dwg PlotStamp: 6/15/2022 2:03 PM

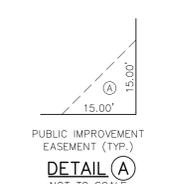
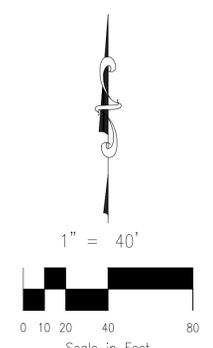
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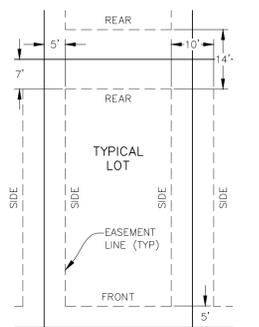
SEE SHEET 5



RADIAL BEARING TABLE	
LINE #	BEARING
(R)16	N61°38'25"W
(R)17	N19°53'51"W
(R)18	N02°49'04"E

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
©C3	17.38	60.00	16°35'52"
©C4	17.38	60.00	16°35'52"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC5	8.69	30.00	16°35'52"
RC6	8.69	30.00	16°35'52"



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FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
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CIVIL CONSULTANTS, INC. 212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

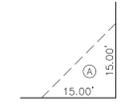
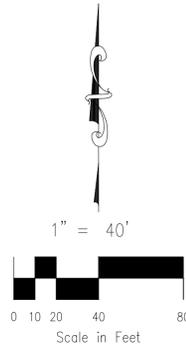
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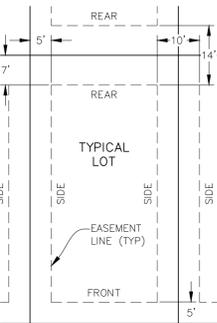
SEE SHEET 9

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TYPICAL LOT
EASEMENT LINE (TYP.)
NOT TO SCALE



RESIDENTIAL LOT
EASEMENT DETAIL
NOT TO SCALE

RADIAL BEARING TABLE

LINE #	BEARING
(R)19	N18°08'54"W
(R)20	N62°54'54"W
(R)21	N00°15'15"E
(R)22	S01°06'37"W
(R)23	S03°17'33"W
(R)24	S05°28'30"W
(R)25	S07°39'27"W
(R)26	S03°58'52"W
(R)27	S02°45'06"W
(R)28	S05°10'32"W
(R)29	S01°59'27"W
(R)30	N65°25'52"W
(R)31	N85°16'37"W
(R)32	N09°14'38"E

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC7	8.69	30.00	16°35'52"
RC8	9.06	30.00	17°18'09"
RC9	9.06	30.00	17°18'09"
RC10	8.69	30.00	16°35'52"
RC11	57.14	970.00	3°22'30"
RC12	8.33	30.00	15°54'21"
RC13	8.69	30.00	16°35'52"
RC14	8.69	30.00	16°35'52"
RC15	9.15	30.00	17°28'13"

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL1	N01°51'33"W	23.20
RL2	S01°51'33"E	21.52

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
CC5	17.38	60.00	16°35'52"
CC6	18.12	60.00	17°18'09"
CC7	18.12	60.00	17°18'09"
CC8	17.38	60.00	16°35'52"
CC9	16.66	60.00	15°54'21"
CC10	17.38	60.00	16°35'52"
CC11	17.38	60.00	16°35'52"
CC12	18.29	60.00	17°28'13"

CENTERLINE LINE TABLE

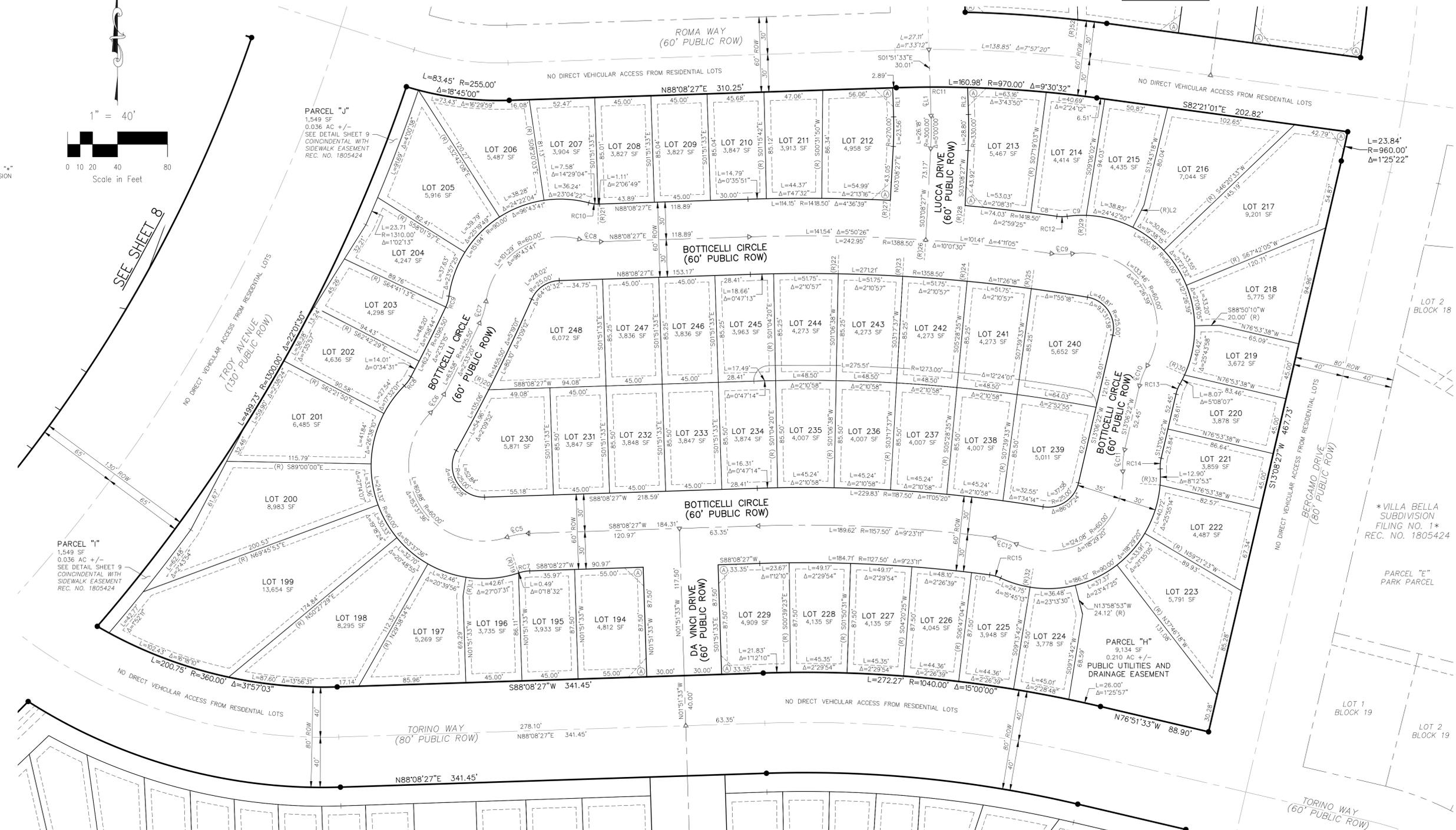
LINE #	BEARING	DISTANCE
CL1	N01°51'33"W	22.82

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C8	21.00	1418.50	0°50'54"
C9	15.29	90.00	9°43'51"
C10	14.61	1127.50	0°44'33"

LOT & TRACT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N08°58'38"E	15.09
L2	N26°42'17"E	20.00



SEE SHEET 8

SEE SHEET 4

SEE SHEET 5

VILLA BELLA SUBDIVISION FILING NO. 1 REC. NO. 1805424

File: 0:\3138 VILLA BELLA PUEBLO\3138 VILLA BELLA FILING NO. 2.FP.dwg Plotstamp: 6/13/2022 5:32 PM

FINAL PLAT
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JOB NO. 43-138
DATE PREPARED: 09/30/2021
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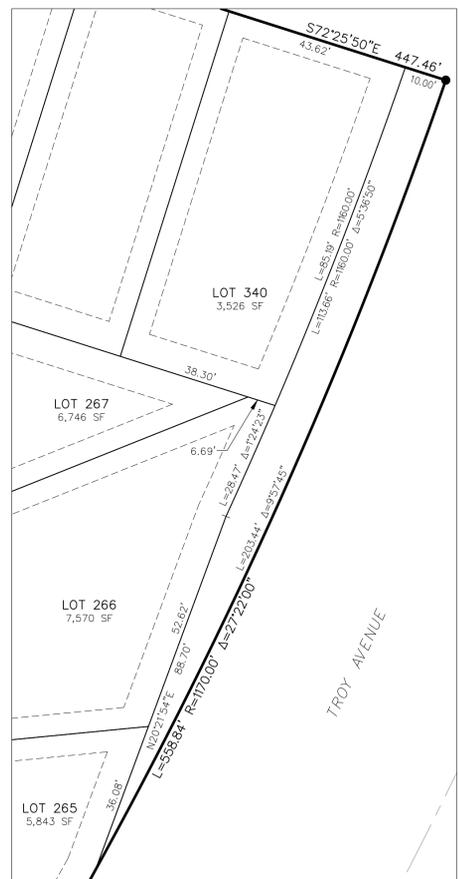
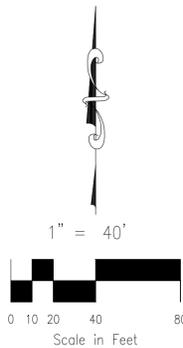
SHEET 7 OF 9

VILLA BELLA SUBDIVISION, FILING NO. 2

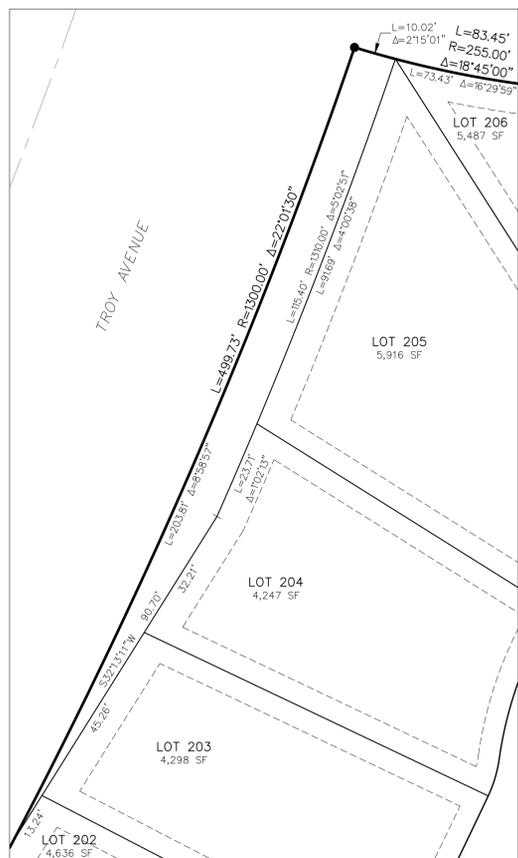
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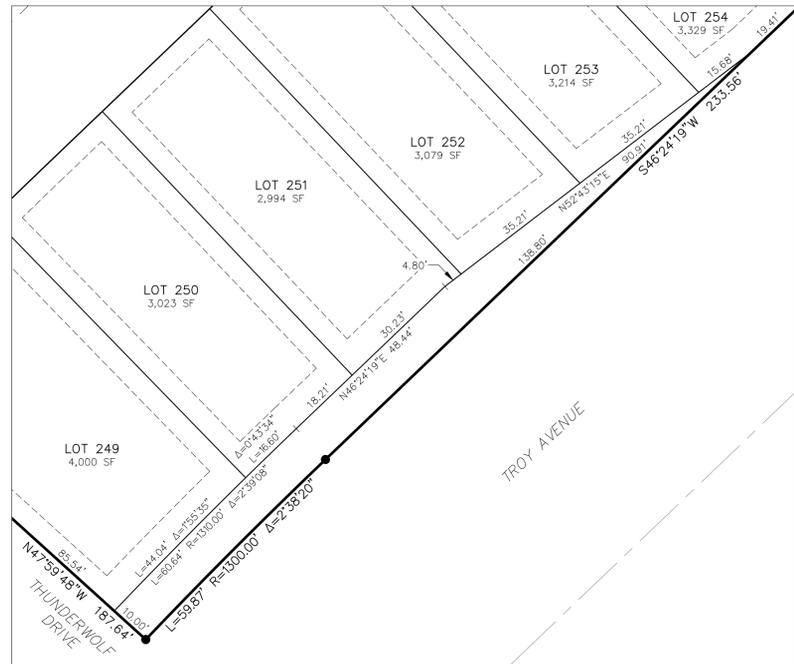
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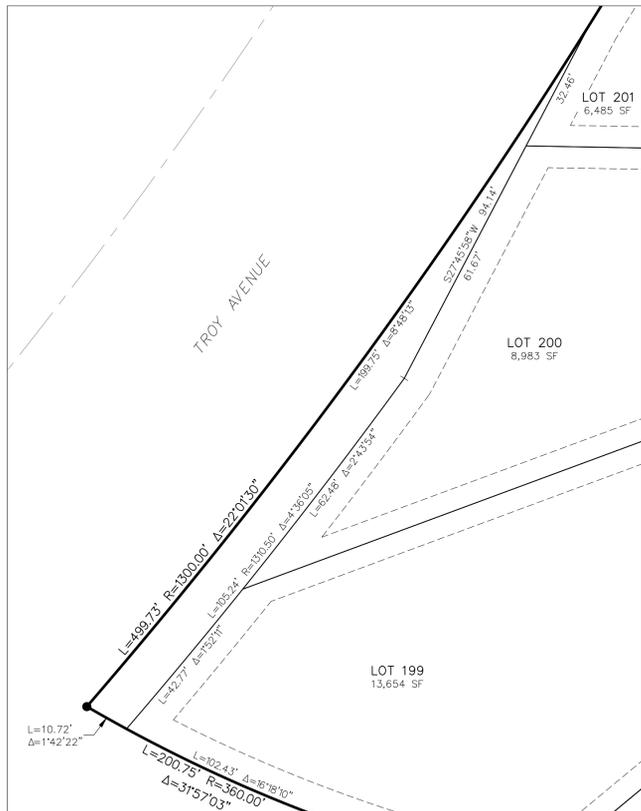
PARCEL "K" DETAIL
SEE SHEET 8
SCALE: 1" = 20'



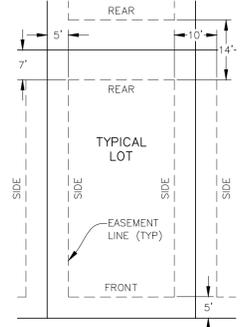
PARCEL "I" DETAIL
SEE SHEET 7
SCALE: 1" = 20'



PARCEL "J" DETAIL
SEE SHEET 8
SCALE: 1" = 20'



PARCEL "H" DETAIL
SEE SHEET 7
SCALE: 1" = 20'



RESIDENTIAL LOT EASEMENT DETAIL
NOT TO SCALE

LINE #	BEARING
(R)52	S06°21'07"W
(R)53	N88°25'35"W
(R)54	S83°21'44"E
(R)55	S84°51'27"W
(R)56	S01°19'32"W
(R)57	N10°03'29"W

CURVE #	LENGTH	RADIUS	DELTA
C23	21.21	200.00	6°04'34"
C24	11.98	200.00	3°25'58"
C25	13.54	260.00	2°59'00"
C26	18.66	960.00	1°06'50"
C27	4.45	30.00	8°29'49"
C28	4.24	30.00	8°06'03"
C29	26.89	90.00	17°06'59"
C30	25.81	90.00	16°25'59"
C31	25.14	90.00	16°00'21"
C32	26.45	90.00	16°50'14"
C33	26.92	90.00	17°08'22"
C34	4.40	30.00	8°23'56"
C35	4.29	30.00	8°11'56"

CURVE #	LENGTH	RADIUS	DELTA
©C18	17.38	60.00	16°35'52"
©C17	17.38	60.00	16°35'52"

CURVE #	LENGTH	RADIUS	DELTA
RC20	8.69	30.00	16°35'52"
RC21	8.69	30.00	16°35'52"



SEE SHEET 7

FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022



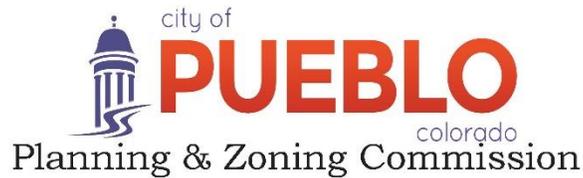
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: 0:\43138 VILLA BELLA PUEBLO\VILLA BELLA (LANDHUS) Survey\Plot\43138 Villa Bella Filing 2 Plt.dwg PlotStamp: 6/13/2022 5:34 PM

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, July 13, 2022 – 3:30 p.m.

City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 927 1786 7722

Passcode: 195462

MEETING CALLED TO ORDER

The meeting was called to order at 3:31 p.m. with Commissioner Castellucci presiding.

The meeting was held at City Council Chambers, 1 City Hall Place, commissioners, applicants, and the public participated in person and via Zoom.

Commissioners Present: Mike Castellucci, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: Patrick Avalos

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Bart Mikitowicz, Sr. Planner

APPROVAL OF THE JULY 13, 2022, AGENDA:

Bailey moved to approve the agenda with the following changes:

1. Move S-22-06, North Vista Filing No. 5 Subdivision to the August 10, 2022, Public Hearing.
2. Move CP-22-01, Pueblo Regional Comprehensive Plan to the last item on the July 13th agenda.
3. Move Z-22-05, Cottages at Park West Rezoning to the August 10, 2022, Public Hearing
4. Move S-22-03, Cottages at Park West, Subdivision to the August 10, 2022, Public Hearing.
5. Move SAP-22-01, Cottages at Park West, Special Area Plan to the August 10, 2022, Public Hearing.

Seconded by Aznar,

Motion carried 6-0, Avalos absent

PUBLIC HEARING AND ACTION

1. **S-21-10 Subdivision:** Villa Bella Filing No. 2, subdivision of 48.240 acres into 375 single-family residential lots. Generally located south of Rawlings Blvd., west of Bergamo Drive, and east of Thunderwolf Drive.

Staff Report by Beritt Odom

BACKGROUND AND ANALYSIS:

The proposed subdivision is located east of CSU-P, south of Villa Bella Expeditionary School, and north of Cesar Chavez Blvd. and is a re-subdivision of the western portion of the Villa Bella, Filing No. 1, Subdivision (2009). Villa Bella, Filing No. 1 was originally subdivided for multifamily and office/commercial uses. In 2020, an amendment to the Villa Bella PUD was approved, which changed the uses within the project area to single-family residential.

Villa Bella, Filing No. 2, divides the property into 375 modestly sized single-family residential lots and multiple parcels dedicated for drainage, detention, pedestrian, public utilities, trail, and landscape purposes. The average lot area within the proposed subdivision is about 2,975 square feet with an average lot width of 35-feet. Parcel A is 3.837 acres and is dedicated as a neighborhood park that will be owned, developed, and maintained by the Villa Bella Metropolitan District No. 1. Parcel B is dedicated for perpetual use as public utility easements, landscaping, and sidewalk, “subject to certain restrictions.” However, the plat states Parcel B is intended for public utilities, drainage easements, and park. Staff recommends an amendment to the subdivision plat to remove the park provision from Parcel B. Additionally, the “SUMMARY” table on the dedication page of the subdivision must be amended to remove Parcel B from the park calculation. The proposed park area, within Parcel A, is approximately nine percent of the land area, exclusive of street widths, being subdivided, which exceeds the 8-percent park dedication requirement.

COMPREHENSIVE PLAN COMPLIANCE:

The project site is designated by the Pueblo Regional Comprehensive Plan as “Suburban Neighborhoods.” According to the plan, Suburban Neighborhoods are characterized by single-family detached and attached homes on similarly sized lots and future development should accommodate a similar mix of lot sizes and housing types. Curvilinear streets and cul-de-sacs are typical in Suburban Neighborhoods and should provide pedestrian and bicycle connectivity between neighborhoods. The proposed Villa Bella, Filing No. 2, provides a mixture of lot sizes for single-family homes, with a density of 7.7 residential units per acre, which is greater than the Comprehensive Plan suggested density of two to five dwelling units per acre. However, the previous Pueblo Comprehensive Plan Designation of the project area was “Special Development Area,” which required a master plan to be prepared and approved prior to development. The Villa Bella PUD serves as the Master Plan for the project site and was originally approved in 2009 and amended in 2021 to allow densities greater than five units per acre. The proposed subdivision complies with the Villa Bella PUD and the proposed density is slightly greater than the recommendation of the Pueblo Regional Comprehensive Plan, 2022.

RECOMMENDED ACTION:

The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be **APPROVED** with the following noted:

Requests for Modifications to Requirements: M & S Civil Consultants, Inc. requests the following modifications, identified in the Subdivision Review Checklist-Part I:

1. Five- and seven-foot-wide utility easements, standard width is 10-foot.
2. Modification of the street knuckle design. The Department of Transportation requests parking restrictions on streets with the modified knuckle design if the following occurs:
 - a) Two vehicles traveling in opposite directions can maneuver with cars being parked on both sides of the street.
 - b) Fire trucks can maneuver with cars being parked on both sides.

Request for Deferred Filings: Request for Deferred Filings: The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, July 5, 2022.

Conditions of Approval:

(Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.):

1. Amend Parcel "A" dedication statement to dedicate the parcel for park and recreation purposes to be owned and maintained by the owner(s) and/or the Villa Bella Metropolitan District No. 1.
2. Amend the fifth paragraph of the "Dedication" to read: "LANDSCAPING LOOCATED WITHIN PARCELS DEDICATED FOR SUCH PURPOSE, AS SHOWN HEREON, SHALL BE INSTALLED, REPARIED, AND MAINTAINED IN GOOD CONDITION BY THE OWNER(S) AND/OR THE VILLA BELLA METROPOLITAN DISTRICT NO. 1, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON."
3. The Department of Transportation requests parking restrictions on streets with the modified knuckle design if the following occurs:
 - c) Two vehicles traveling in opposite directions can maneuver with cars being parked on both sides of the street.
 - d) Fire trucks can maneuver with cars being parked on both sides.Parking restrictions to be determined during the Subdivision Part II review, conditions are not required to be satisfied prior to City Council review.
4. The 45-foot Central Telephone and Utilities Corporation Easement must be released and removed from the subdivision plat.
5. Amend subdivision plat and related documents as requested in the Stormwater Utility Memo from John Sakariason, June 27, 2022.
6. Amend the Utility Plan addressing the Sanitary Sewer Main location in Thunderwolf Drive and in Parcel B. The Utility Plan will be reviewed as part of the Subdivision Part II review and is not required to be amended prior to City Council review.
7. Amend subdivision plat to reflect Thunderalley Drive not "Thunder Valley Drive."

8. Change Giotto Drive to Giotto Circle on the subdivision plat.
9. Submit a Street Name Change request to change Napoli Way to Medici Way

Bailey asked if they will be constructing two story homes. Odom deferred to the applicant representative Virgil Sanchez.

Martinez asked why staff is recommending that the park dedication be removed from Parcel B? Odom stated that City Park standards do not allow stormwater facilities to be classified as parks. The facilities may be used as open space for the surrounding residents but not calculated towards the total park area. The park area dedicated in Parcel A, meets the eight-percent park area requirement of the PUD, therefore it is not necessary to include Parcel B in the park calculation.

Castellucci inquired about the 35-foot-wide lots. Odom stated that the 2020 amendment to the PUD allows an average lot width of 35-feet within any block. All lot widths within each block were averaged as part of the review and meet the minimum requirements.

HEARING:

Virgil Sanchez, M&S Civil Consultants, Inc., 212 N. Wahsatch, Colorado Springs, testified in favor of the application. Mr. Sanchez stated that they would be constructing two story homes.

Sanchez stated that most homes will be two stories and will have front facing garages. Bailey asked what the largest lot size is? Sanchez stated that there are lots at 5,000 square feet or greater, which are primarily found on the corners of two intersecting streets. Sanchez stated that the small lots are typical along the front-range.

No one testified in opposition.

MOTION:

Bailey moved to approve with all requests for modifications to the requirements and conditions of approval as noted in the staff report. Second by Spinuzzi,

Motion carried 6-0, Avalos absent.



DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Beritt Odom, Principal Planner

CC: Michelle Cruz, Administrative Technician
Subdivision File

FROM: Joe Martellaro, Associate Engineer II

SUBJECT: V-21-03 Villa Bella Vacation
S-21-10 Villa Bella Filing No. 2

DATE: August 11, 2022

Please place the above referenced submittals on the City Council Agenda.

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Planning & Zoning Commission

Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

S-21-10

TO: City of Pueblo, Planning and Zoning Commission
FROM: Beritt Odom, Principal Planner
THROUGH: Scott Hobson, Acting Director of Planning and Community Development
DATE: July 13, 2021
SUBJECT: Villa Bella Subdivision, Filing No. 2
APPLICANT: Virgil A. Sanchez, M & S Civil Consultants, Inc.
PROPERTY OWNER: Jeff Mark, Caleb Development, LLC
LOCATION: Generally located south of Rawlings Blvd., west of Bergamo Dr., and east of Thunderwolf Dr.
EXISTING ZONE: PUD, Villa Bella
CONCURRENT REQUESTS: V-21-03, Villa Bella Subdivision, Filing No. 1, Street and Easement Vacation

REQUEST:

The applicant is requesting to subdivide 48.240-acres into 375 residential lots and multiple parcels for a park, drainage, detention, trails, and public utilities.

STAFF REVIEW AND FINDINGS:

The proposed subdivision is located east of CSU-P, south of Villa Bella Expeditionary School, and north of Cesar Chavez Blvd. and is a re-subdivision of the western portion of the Villa Bella, Filing No. 1, Subdivision (2009). Villa Bella, Filing No. 1 was originally subdivided for multifamily and office/commercial uses. In 2020, an amendment to the Villa Bella PUD was approved, which changed the uses within the project area to single-family residential.

Villa Bella, Filing No. 2, divides the property into 375 modestly sized single-family residential lots and multiple parcels dedicated for drainage, detention, pedestrian, public utilities, trail, and landscape purposes. The average lot area within the proposed subdivision is about 2,975 square feet with an average lot width of 35-feet. Parcel A is 3.837 acres and is dedicated as a neighborhood park that will be owned, developed, and maintained by the Villa Bella Metropolitan District No. 1. Parcel B is dedicated for perpetual use as public utility easements, landscaping, and sidewalk, "subject to certain restrictions." However, the plat states Parcel B is intended for public utilities, drainage easements, and park. Staff recommends an amendment to the subdivision plat to remove the park provision from Parcel B. Additionally, the "SUMMARY" table on the dedication page of the subdivision must be amended to remove Parcel B from the park calculation. The proposed park area, within Parcel A, is approximately nine percent of the land area, exclusive of street widths, being subdivided, which exceeds the 8-percent park dedication requirement.

APPLICABLE REGULATIONS:

Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district regulations; Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions.

ANALYSIS:

The proposed Subdivision conforms with the applicable Municipal Codes.

RECOMMENDED MOTION: The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be **APPROVED** with the following noted:

<p>Requests for Modifications to Requirements:</p>	<p>M & S Civil Consultants, Inc. requests the following modifications, identified in the Subdivision Review Checklist-Part I:</p> <ol style="list-style-type: none"> 1. Five- and seven-foot-wide utility easements, standard width is 10-foot. 2. Modification of the street knuckle design. The Department of Transportation requests parking restrictions on streets with the modified knuckle design if the following occurs: <ol style="list-style-type: none"> a) Two vehicles traveling in opposite directions can maneuver with cars being parked on both sides of the street. b) Fire trucks can maneuver with cars being parked on both sides.
<p>Request for Deferred Filings</p>	<p>Request for Deferred Filings: The Subdivision Review Committee has no objection to the Request for Deferred Filings, SRC Memo, July 5, 2022.</p>
<p>Plat Deficiencies:</p>	<p>None</p>
<p>Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)</p>	<ol style="list-style-type: none"> 1. Amend Parcel “A” dedication statement to dedicate the parcel for park and recreation purposes to be owned and maintained by the owner(s) and/or the Villa Bella Metropolitan District No. 1. 2. Amend the fifth paragraph of the “Dedication” to read: “LANDSCAPING LOOCATED WITHIN PARCELS DEDICATED FOR SUCH PURPOSE, AS SHOWN HEREON, SHALL BE INSTALLED, REPARIED, AND MAINTAINED IN GOOD CONDITION BY THE OWNER(S) AND/OR THE VILLA BELLA METROPOLITAN DISTRICT NO. 1, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON.” 3. The Department of Transportation requests parking restrictions on streets with the modified knuckle design if the following occurs: <ol style="list-style-type: none"> c) Two vehicles traveling in opposite directions can maneuver with cars being parked on both sides of the street.

	<p>d) Fire trucks can maneuver with cars being parked on both sides.</p> <p>Parking restrictions to be determined during the Subdivision Part II review, conditions are not required to be satisfied prior to City Council review.</p> <ol style="list-style-type: none"> 4. The 45-foot Central Telephone and Utilities Corporation Easement must be released and removed from the subdivision plat. 5. Amend subdivision plat and related documents as requested in the Stormwater Utility Memo from John Sakariason, June 27, 2022. 6. Amend the Utility Plan addressing the Sanitary Sewer Main location in Thunderwolf Drive and in Parcel B. The Utility Plan will be reviewed as part of the Subdivision Part II review and is not required to be amended prior to City Council review. 7. Amend subdivision plat to reflect Thunderalley Drive not “Thunder Valley Drive.” 8. Change Giotto Drive to Giotto Circle on the subdivision plat. 9. Submit a Street Name Change request to change Napoli Way to Medici Way.
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PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is unimproved.

❑ **Neighborhood Compatibility:**

- North Villa Bella PUD, Thunder Zone Pizza and Tap House, Villa Bella Expeditionary School and unimproved commercial and residential uses.
- East Villa Bella PUD, single-family residential and unimproved single-family residential lots
- South B-4, Central Business District, unimproved land.
- West R-5, Multiple-Residential and Office District, Wolf Village Student Housing.

❑ **Comprehensive Plan Compliance:**

The project site is designated by the Pueblo Regional Comprehensive Plan as “Suburban Neighborhoods.” According to the plan, Suburban Neighborhoods are characterized by single-family detached and attached homes on similarly sized lots and future development should accommodate a similar mix of lot sizes and housing types. Curvilinear streets and cul-de-sacs are typical in Suburban Neighborhoods and should provide pedestrian and bicycle connectivity between neighborhoods. The proposed Villa Bella, Filing

No. 2, provides a mixture of lot sizes for single-family homes, with a density of 7.7 residential units per acre, which is greater than the Comprehensive Plan suggested density of two to five dwelling units per acre. However, the previous Pueblo Comprehensive Plan Designation of the project area was “Special Development Area,” which required a master plan to be prepared and approved prior to development. The Villa Bella PUD serves as the Master Plan for the project site and was originally approved in 2009 and amended in 2021 to allow densities greater than five units per acre. The proposed subdivision complies with the Villa Bella PUD and the proposed density is slightly greater than the recommendation of the Pueblo Regional Comprehensive Plan, 2022.

ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

□ **Minimum lot size and width:**

- The proposed 375 single-family lots meet the minimum 35-foot average lot width for each block.
- All lots are greater than the minimum 2,975 square foot lot area.

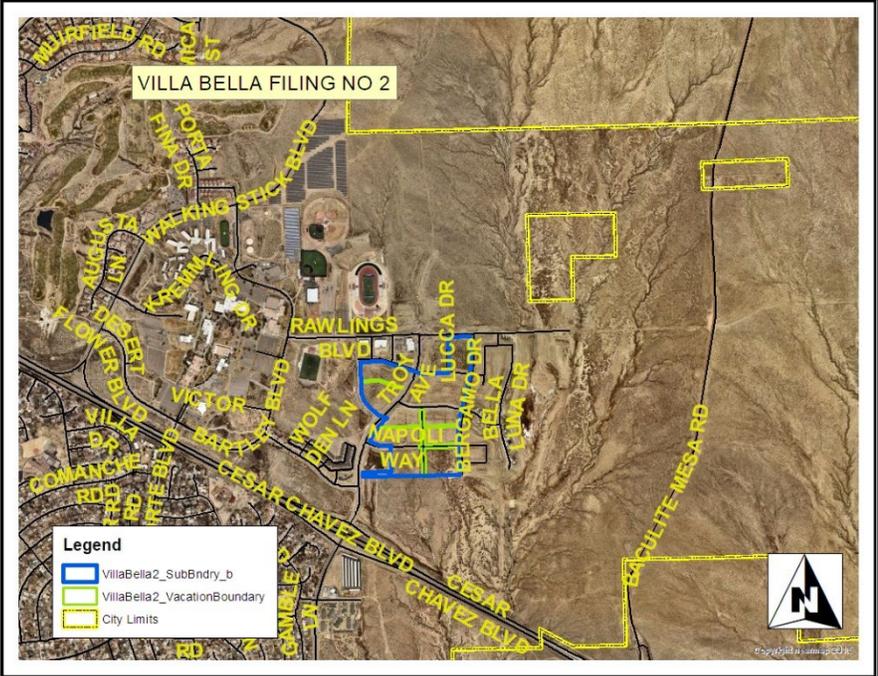
REFERRAL AGENCIES AND COMMENTS:

- City Public Works-Comments included in the subdivision conditions
- City Transportation-Comments included in the subdivision conditions
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-No comment
- Pueblo Board of Water Works-No comment
- City Wastewater-Comments included in the subdivision conditions
- City Stormwater-Comments included in the subdivision conditions
- City Parks and Recreation Department-Comments included in the subdivision conditions
- City GIS-Comments included in the subdivision conditions
- Xcel Energy-A five-foot front easement is sufficient for Xcel Energy “as long as electric, phone, cable, and internet are being installed in the rear seven-foot easement,” email from Todd Newitt Xcel Energy, Designer.
- Black Hills Energy-No comment
- CDOT-Please see the attached letter from Michelle Regalado, CDOT R2 Assistant Access Manager, June 27, 2022.

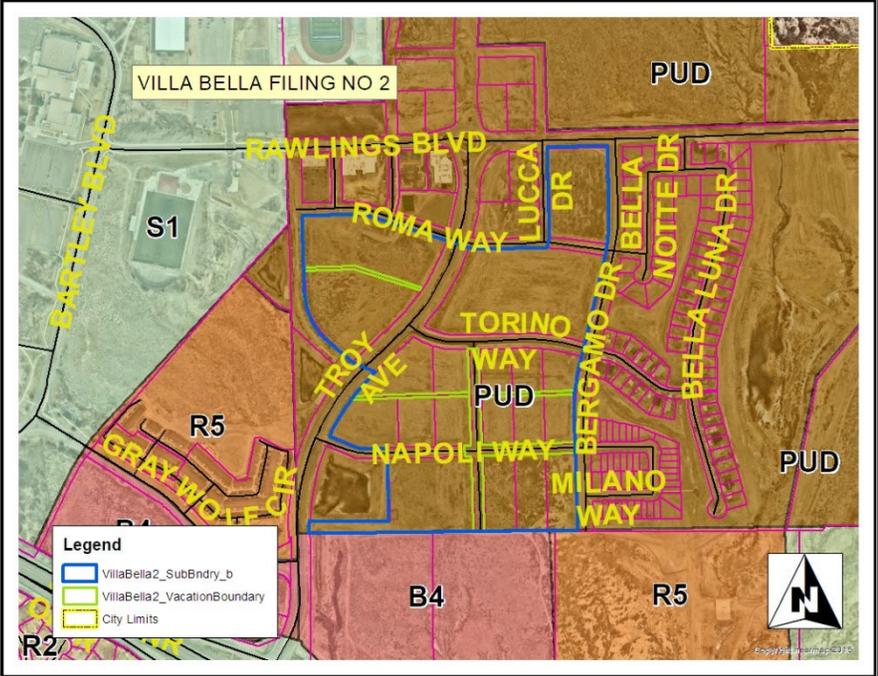
ATTACHMENTS:

- A. Aerial Photograph
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Site Photographs
- E. SRC Memo July 5, 2022
- F. Plat
- G. Subdivision Application
- H. Stormwater Utility Memo
- I. CDOT Letter

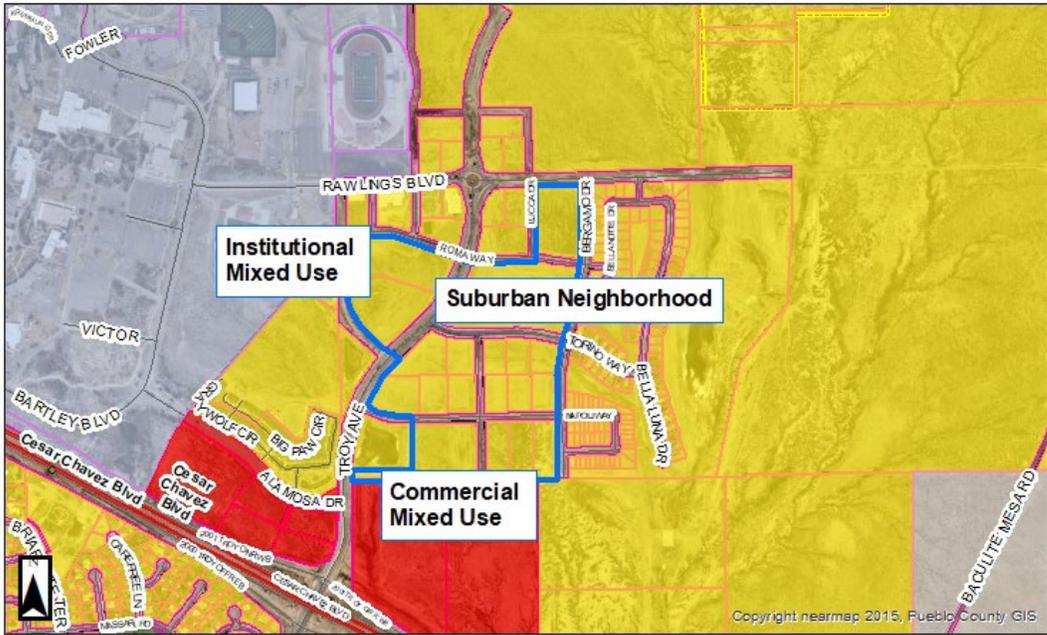
I.
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan

Attachment D. Site Photos



Villa Bella, Filing No. 2, looking northeast from Torino Way



Villa Bella, Filing No. 2 looking southwest from Torino Way

Andrew Hayes
Director Public Works
Director
Transportation Department
Steven Meier
Director Parks & Recreation



Scott Hobson
Acting Director Planning &
Community Development
Executive Secretary of
Planning & Zoning
Commission

MEMORANDUM

To: Planning and Zoning Commission
From: Subdivision Review Committee
Date: July 5, 2022
Subject: S-21-10 Villa Bella Subdivision, Filing No. 2
V-21-03 Villa Bella Subdivision, Filing No. 1, Street and Easement Vacation

V-21-03 Villa Bella Subdivision, Filing No. 1 Street and Easement Vacation

The Subdivision Review Committee recommends the Subdivision Plat be recommended for Approval with the following condition:

The Villa Bella, Filing No. 1 Street and Easement Vacation must be recorded concurrently with the Villa Bella, Filing No. 2 Subdivision.

S-21-10 Villa Bella Subdivision, Filing No. 2

Request for Modifications to Subdivision Regulations:

Civil Consultants, Inc. requests the following modifications, identified in the Subdivision Review Checklist-Part I:

1. Five- and seven-foot-wide utility easements, standard with is 10-foot.
2. Modification of the street knuckle design. The Department of Transportation requests parking restrictions on streets with the modified knuckle design if the following occurs:
 - a) Two vehicles traveling in opposite directions can maneuver with cars being parked on both sides of the street.
 - b) Fire trucks can maneuver with cars being parked on both sides.

The Subdivision Review Committee does not object to the request for modifications.

Request for Deferred Filings:

The property owner, and applicant submitted a request for deferred filings, the Subdivision Review Committee does not object to the request for Deferred Filings.

The Subdivision Review Committee recommends the Subdivision Plat be recommended for Approval with the following conditions (all conditions must be addressed prior to the subdivision being reviewed by City Council, unless noted otherwise):

1. Amend Parcel "A" dedication statement to dedicate the parcel for park and recreation purposes to be owned and maintained by the owner(s) and/or the Villa Bella Metropolitan District No. 1.
2. Amend the fifth paragraph of the "Dedication" to read: "LANDSCAPING LOOCATED WITHIN PARCELS DEDICATED FOR SUCH PURPOSE, AS SHOWN HEREON, SHALL BE INSTALLED, REPARIED, AND MAINTAINED IN GOOD CONDITION BY THE OWNER(S) AND/OR THE VILLA BELLA METROPOLITAN DISTRICT NO. 1, SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS REFERENCED HEREON."
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4. The 45-foot Central Telephone and Utilities Corporation Easement must be released and removed from the subdivision plat.
5. Amend subdivision plat and related documents as requested in the Stormwater Utility Memo from John Sakariason, June 27, 2022.
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7. Amend Subdivision Plat to reflect Thunderalley Drive not "Thunder Valley Drive."
8. Change Giotto Drive to Giotto Circle on the subdivision plat.
9. Submit a Street Name Change request to change Napoli Way to Medici Way.

VILLA BELLA SUBDIVISION, FILING NO. 2

A REPLAT OF BLOCKS 1, 2, 3, AND 4, TOGETHER WITH CBI WAY AND PORTIONS OF NAPOLI WAY; BLOCK 5; BLOCK 6; AND BLOCK 7, VILLA BELLA SUBDIVISION FILING NO. 1, ALL LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PUEBLO, PUEBLO COUNTY, COLORADO

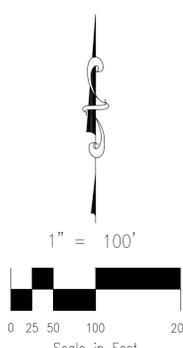
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- △ SET CITY MONUMENT BOX
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

NOTE: THE BEARINGS SHOWN HEREON ARE ROTATED 00°00'07.55" CLOCKWISE FROM THE BEARINGS SHOWN ON THE PLAT OF VILLA BELLA SUBDIVISION, FILING NO. 1, PREPARED BY ABEL ENGINEERING PROFESSIONALS, INC. DATED JANUARY 31, 2008.

BOUNDARY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	160.98	970.00	9°30'32"
C2	113.80	1030.00	6°19'50"



FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



Fig. 0: V3138 VILLA BELLA (PUEBLO) VILLA BELLA (SUBDIVISION) (Survey) (Plot) (4) (3) (18) M&S Civil Filing 2 (P) (Date) (6/13/2022) 5:26 PM

VILLA BELLA SUBDIVISION, FILING NO. 2

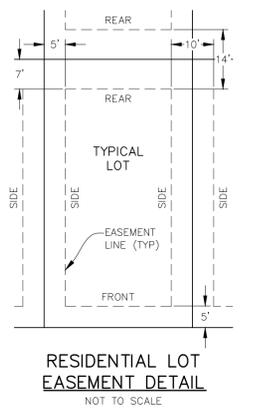
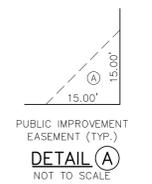
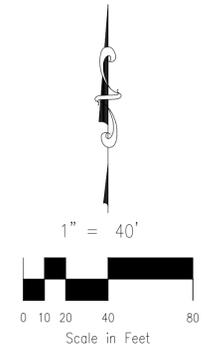
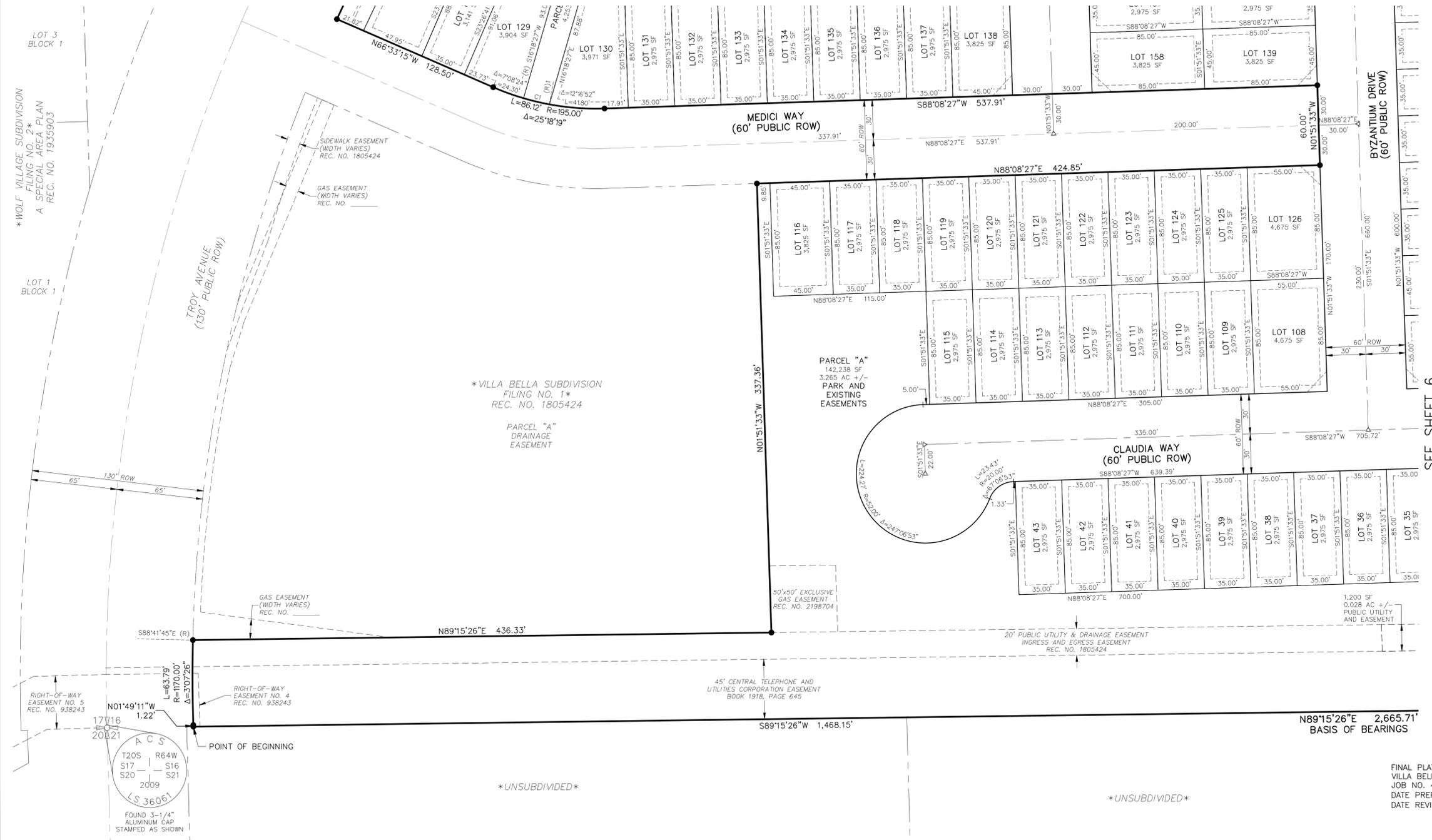
A REPLAT OF BLOCKS 1, 2, 3, AND 4, TOGETHER WITH CBI WAY AND PORTIONS OF NAPOLI WAY; BLOCK 5; BLOCK 6; AND BLOCK 7, VILLA BELLA SUBDIVISION FILING NO. 1, ALL LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PUEBLO, PUEBLO COUNTY, COLORADO

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
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- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

LOT & TRACT CURVE TABLE				RADIAL BEARING TABLE	
CURVE #	LENGTH	RADIUS	DELTA	LINE #	BEARING
C1	20.04	195.00	5°53'13"	(R)1	N10°25'14"E

SEE SHEET 4



File: 0:\43138 VILLA BELLA PUEBLO\VILLA BELLA LANDHOLD(Survey)\Plot\43138 Villa Bella Filing 2 Plt.dwg PlotStamp: 6/13/2022 5:27 PM

FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
SHEET 3 OF 9

VILLA BELLA SUBDIVISION, FILING NO. 2

A REPLAT OF BLOCKS 1, 2, 3, AND 4, TOGETHER WITH CBI WAY AND PORTIONS OF NAPOLI WAY; BLOCK 5; BLOCK 6; AND BLOCK 7, VILLA BELLA SUBDIVISION FILING NO. 1, ALL LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PUEBLO, PUEBLO COUNTY, COLORADO

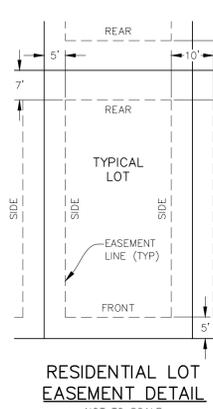
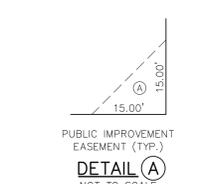
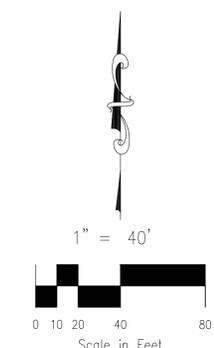
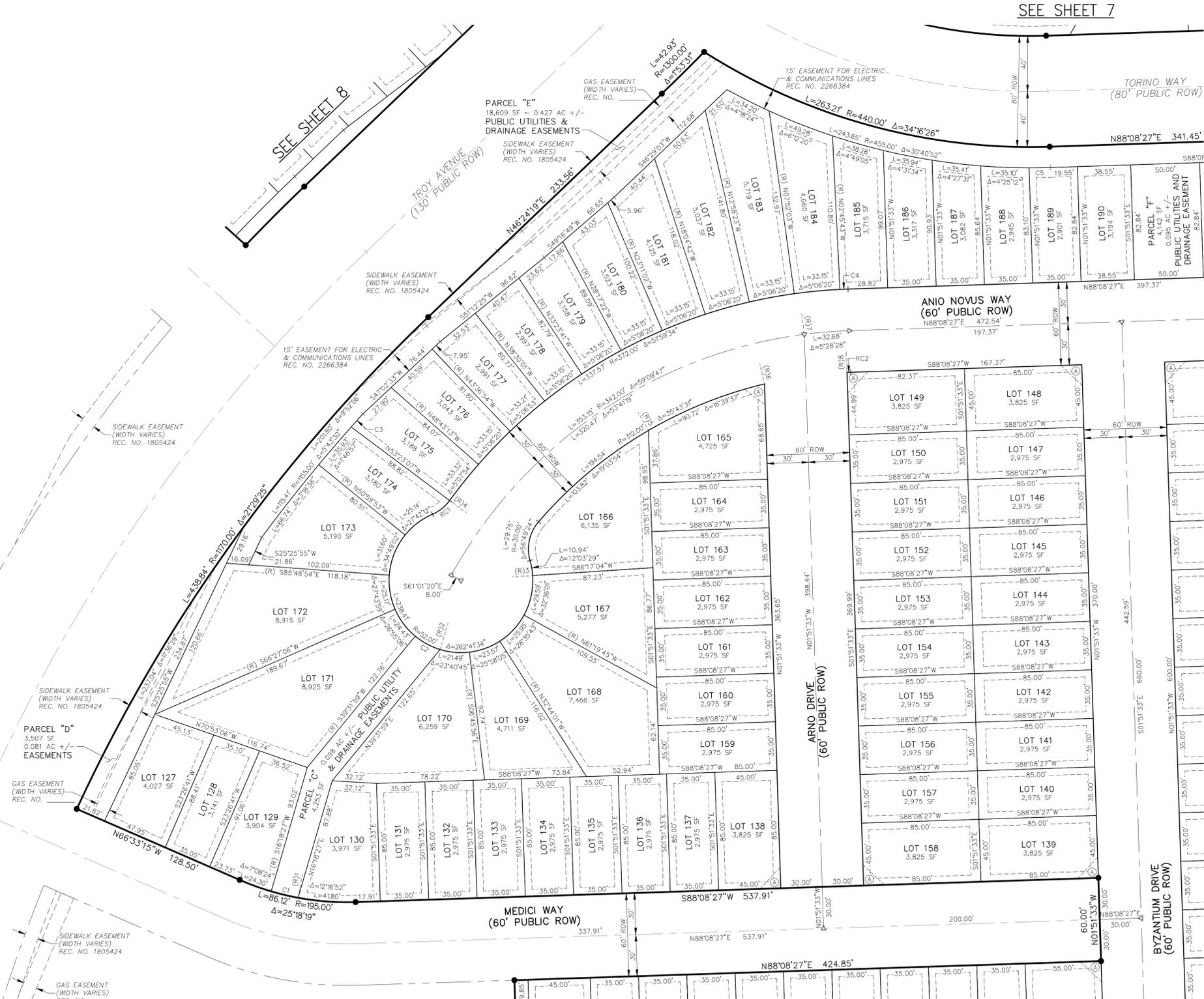
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- △ SET CITY MONUMENT BOX
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	16.00	30.00	30°33'26"
RC2	2.63	312.00	0°28'57"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	20.04	195.00	5°53'13"
C2	20.53	52.00	22°37'12"
C3	12.74	1155.00	0°37'54"
C4	5.86	372.00	0°54'10"
C5	15.45	455.00	1°56'45"

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N10°25'14"E
(R)2	N16°54'48"E
(R)3	N86°04'15"E
(R)4	S53°51'07"E
(R)5	S30°05'57"E
(R)6	S13°26'20"E
(R)7	S07°20'01"E
(R)8	S02°20'30"E



SEE SHEET 5

SEE SHEET 3

FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

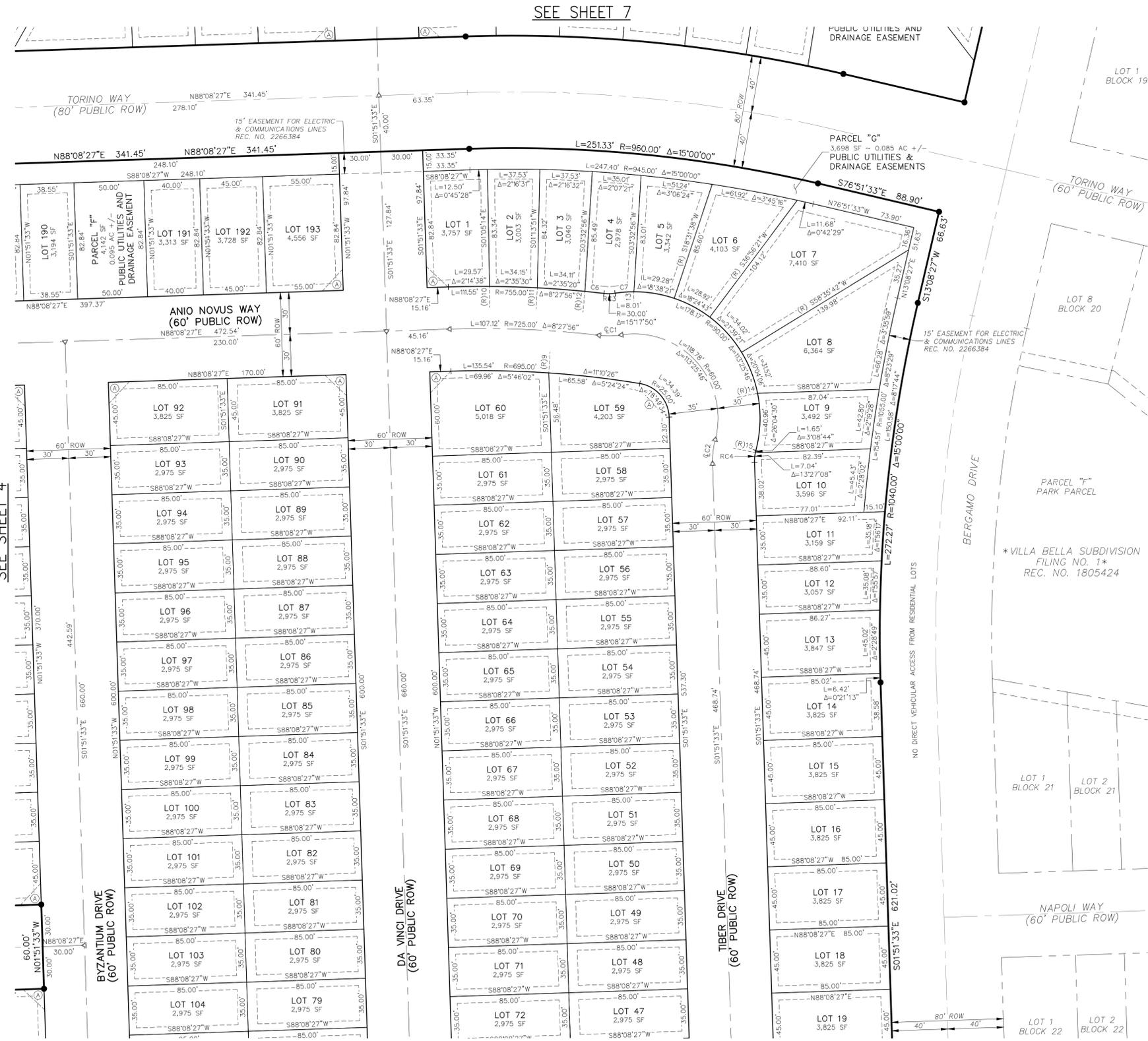
M&S
CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: 0_V3138_VILLA BELLA PUEBLO\Villa Bella Filing 2 Final.dwg Plotstamp: 6/15/2022 2:02 PM

VILLA BELLA SUBDIVISION, FILING NO. 2

A REPLAT OF BLOCKS 1, 2, 3, AND 4, TOGETHER WITH CBI WAY AND PORTIONS OF NAPOLI WAY; BLOCK 5; BLOCK 6; AND BLOCK 7, VILLA BELLA SUBDIVISION FILING NO. 1, ALL LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PUEBLO, PUEBLO COUNTY, COLORADO

- LEGEND:**
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 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



RADIAL BEARING TABLE

LINE #	BEARING
(R)9	S03°54'28"W
(R)10	S00°23'05"W
(R)11	S02°58'35"W
(R)12	S05°33'54"W
(R)13	S00°06'43"E
(R)14	S78°39'49"W
(R)15	S78°24'25"E

CENTERLINE CURVE TABLE

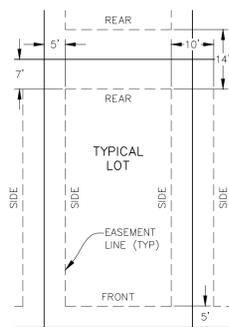
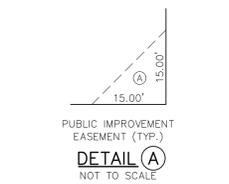
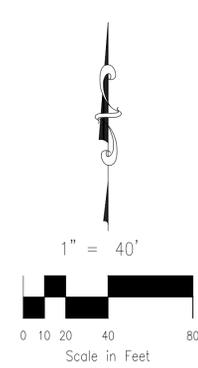
CURVE #	LENGTH	RADIUS	DELTA
CC1	16.02	60.00	15°17'50"
CC2	17.38	60.00	16°35'52"

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC3	8.01	30.00	15°17'50"
RC4	8.69	30.00	16°35'52"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C6	13.72	755.00	1°02'28"
C7	13.48	90.00	8°34'45"



FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: 0_V3138_VILLA BELLA PUEBLO_VILLA BELLA LANDHUS(Survey)Plot(4)3138_Villa Bella Filing 2 FP.dwg Plotstamp: 6/15/2022 2:03 PM

LEGEND:

- SF SQUARE FEET
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SEE SHEET 5



RADIAL BEARING TABLE

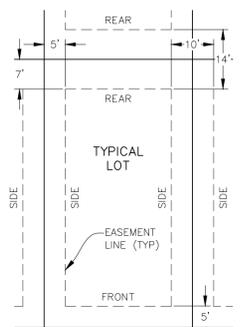
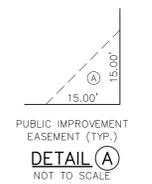
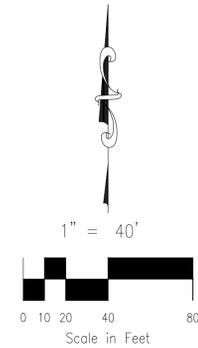
LINE #	BEARING
(R)16	N61°38'25"W
(R)17	N19°53'51"W
(R)18	N02°49'04"E

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
©C3	17.38	60.00	16°35'52"
©C4	17.38	60.00	16°35'52"

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC5	8.69	30.00	16°35'52"
RC6	8.69	30.00	16°35'52"



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FINAL PLAT
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JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

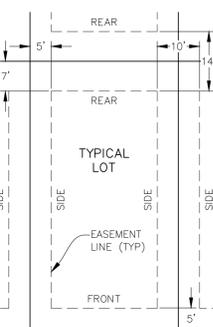
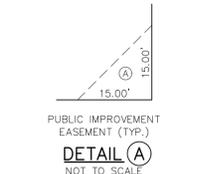
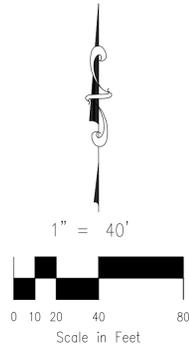
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SEE SHEET 9

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LINE #	BEARING
(R)19	N18°08'54"W
(R)20	N62°54'54"W
(R)21	N00°15'15"E
(R)22	S01°06'37"W
(R)23	S03°17'33"W
(R)24	S05°28'30"W
(R)25	S07°39'27"W
(R)26	S03°58'52"W
(R)27	S02°45'06"W
(R)28	S05°10'32"W
(R)29	S01°59'27"W
(R)30	N65°25'52"W
(R)31	N85°16'37"W
(R)32	N09°14'38"E

CURVE #	LENGTH	RADIUS	DELTA
RC7	8.69	30.00	16°35'52"
RC8	9.06	30.00	17°18'09"
RC9	9.06	30.00	17°18'09"
RC10	8.69	30.00	16°35'52"
RC11	57.14	970.00	3°22'30"
RC12	8.33	30.00	15°54'21"
RC13	8.69	30.00	16°35'52"
RC14	8.69	30.00	16°35'52"
RC15	9.15	30.00	17°28'13"

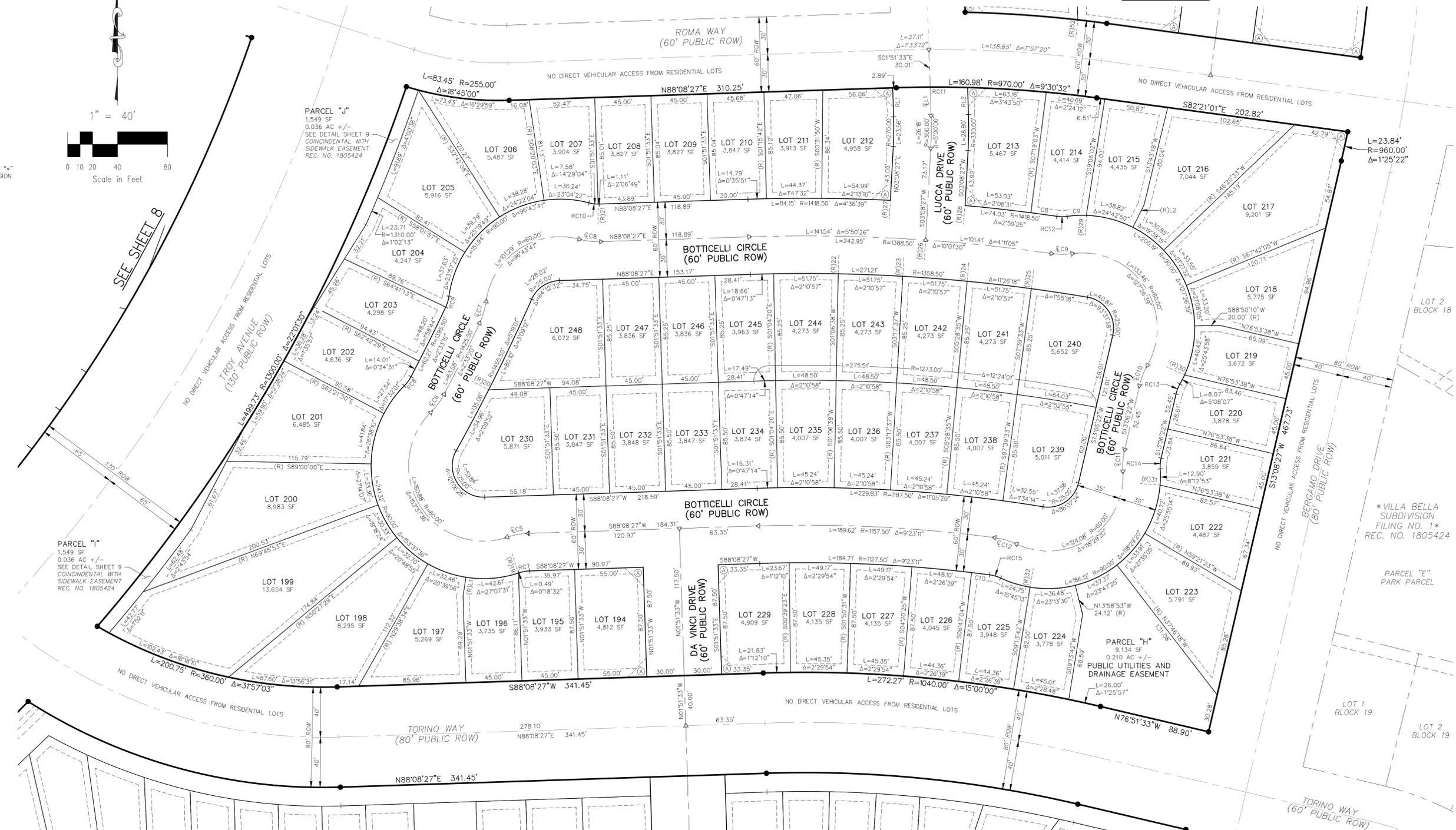
LINE #	BEARING	DISTANCE
RL1	N01°51'33"W	23.20
RL2	S01°51'33"E	21.52

CURVE #	LENGTH	RADIUS	DELTA
CC5	17.38	60.00	16°35'52"
CC6	18.12	60.00	17°18'09"
CC7	18.12	60.00	17°18'09"
CC8	17.38	60.00	16°35'52"
CC9	16.66	60.00	15°54'21"
CC10	17.38	60.00	16°35'52"
CC11	17.38	60.00	16°35'52"
CC12	18.29	60.00	17°28'13"

LINE #	BEARING	DISTANCE
CL1	N01°51'33"W	22.82

CURVE #	LENGTH	RADIUS	DELTA
C8	21.00	1418.50	0°50'54"
C9	15.29	90.00	9°43'51"
C10	14.61	1127.50	0°44'33"

LINE #	BEARING	DISTANCE
L1	N08°58'38"E	15.09
L2	N26°42'17"E	20.00



SEE SHEET 8

SEE SHEET 4

SEE SHEET 5

VILLA BELLA SUBDIVISION FILING NO. 1 REC. NO. 1805424

File: 0:\3138 VILLA BELLA (PUEBLO)\VILLA BELLA (LANDMIS)\Survey\Plot\3138 Villa Bella Filing 2 FP.dwg Plotstamp: 6/13/2022 5:32 PM

FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022



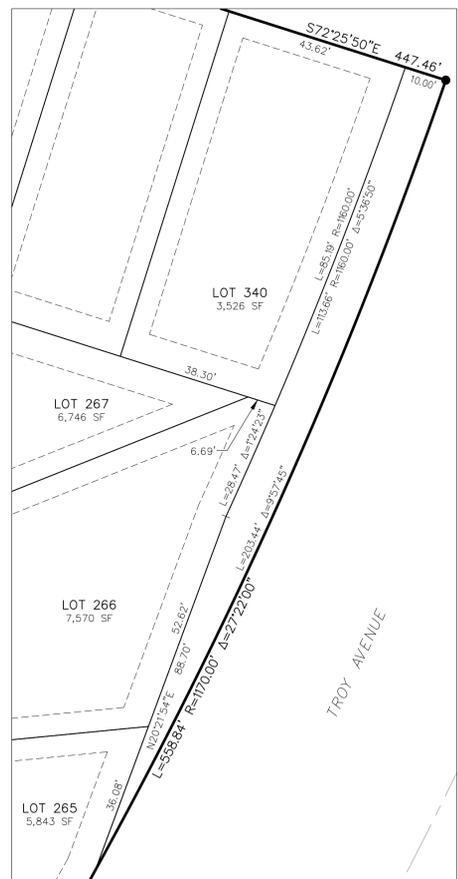
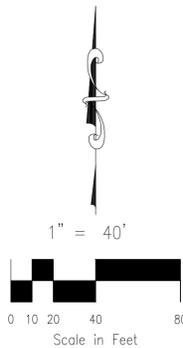
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

VILLA BELLA SUBDIVISION, FILING NO. 2

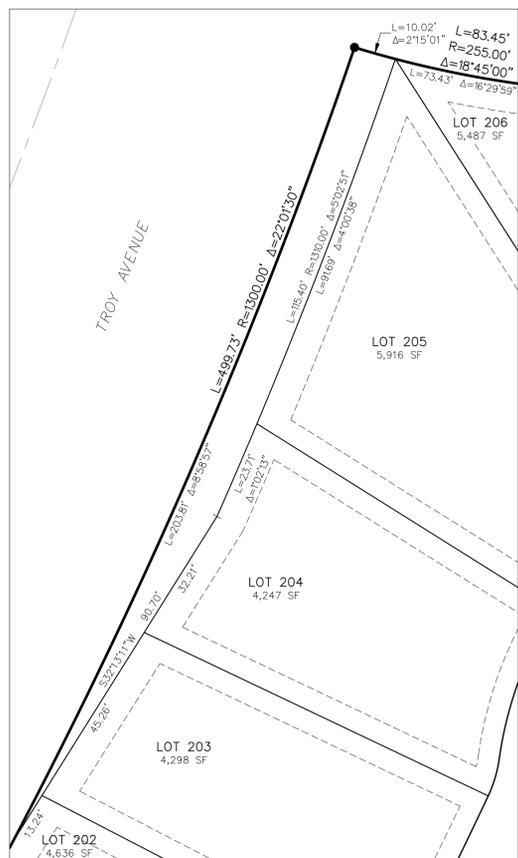
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LEGEND:

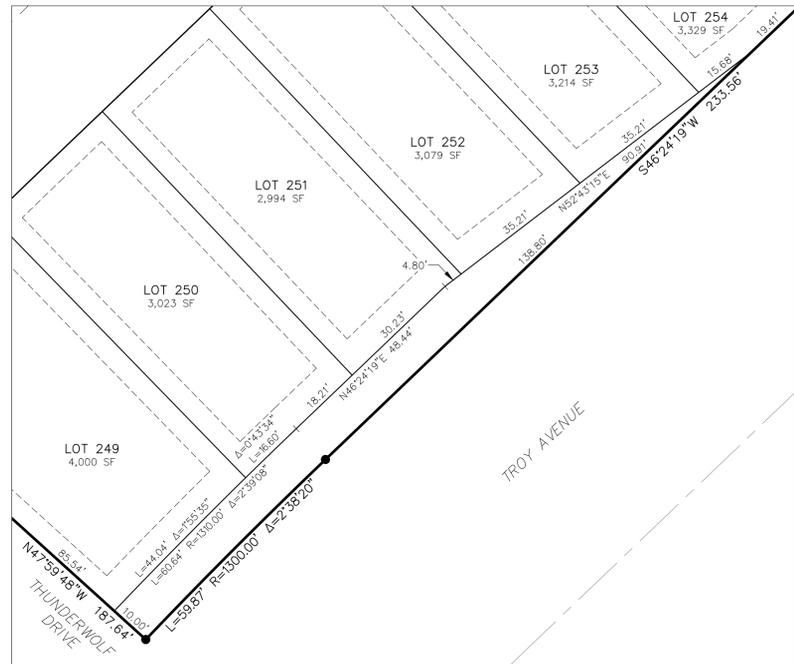
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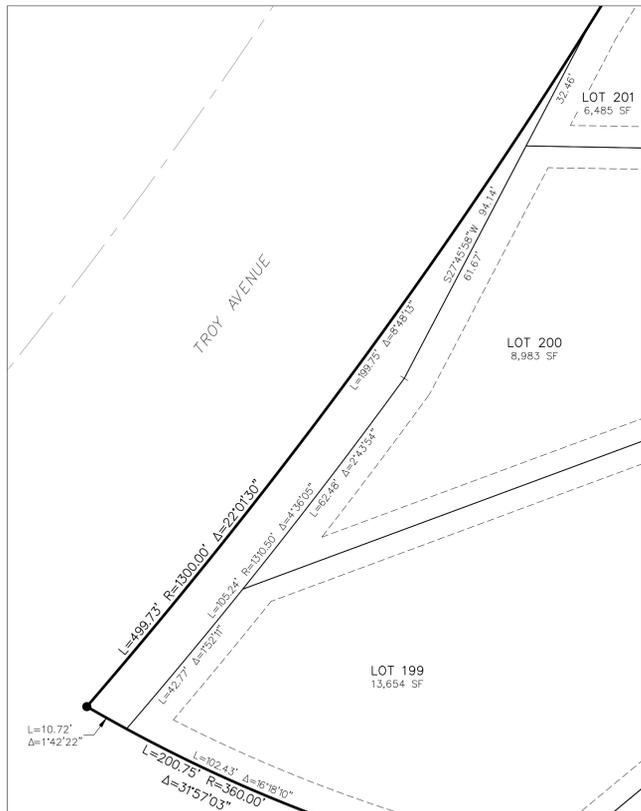
PARCEL "K" DETAIL
SEE SHEET 8
SCALE: 1" = 20'



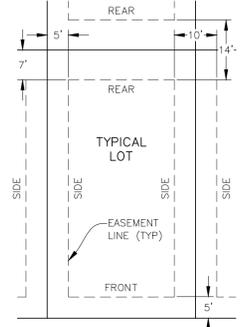
PARCEL "I" DETAIL
SEE SHEET 7
SCALE: 1" = 20'



PARCEL "J" DETAIL
SEE SHEET 8
SCALE: 1" = 20'



PARCEL "H" DETAIL
SEE SHEET 7
SCALE: 1" = 20'



RESIDENTIAL LOT EASEMENT DETAIL
NOT TO SCALE

LINE #	BEARING
(R)52	S06°21'07"W
(R)53	N88°25'35"W
(R)54	S83°21'44"E
(R)55	S84°51'27"W
(R)56	S01°19'32"W
(R)57	N10°03'29"W

CURVE #	LENGTH	RADIUS	DELTA
C23	21.21	200.00	6°04'34"
C24	11.98	200.00	3°25'58"
C25	13.54	260.00	2°59'00"
C26	18.66	960.00	1°06'50"
C27	4.45	30.00	8°29'49"
C28	4.24	30.00	8°06'03"
C29	26.89	90.00	17°06'59"
C30	25.81	90.00	16°25'59"
C31	25.14	90.00	16°00'21"
C32	26.45	90.00	16°50'14"
C33	26.92	90.00	17°08'22"
C34	4.40	30.00	8°23'56"
C35	4.29	30.00	8°11'56"

CURVE #	LENGTH	RADIUS	DELTA
©C18	17.38	60.00	16°35'52"
©C18	17.38	60.00	16°35'52"



SEE SHEET 7

FINAL PLAT
VILLA BELLA SUBDIVISION, FILING NO. 2
JOB NO. 43-138
DATE PREPARED: 09/30/2021
DATE REVISED: 06/13/2022

CURVE #	LENGTH	RADIUS	DELTA
RC20	8.69	30.00	16°35'52"
RC21	8.69	30.00	16°35'52"

File: 0:\43138 VILLA BELLA PUEBLO\VILLA BELLA (LANDHUS) Survey\Plot\43138 Villa Bella Filing 2 Plt.dwg Plotstamp: 6/13/2022 5:34 PM

Planning & Zoning Application

Please type or print clearly. Illegible applications will not be accepted. Case #: _____

Property Owner		Applicant	
Name: JEFF MARK		Name: VIRGIL A. SANCHEZ	
Company: CALEB DEVELOPMENT, LLC		Company: M&S CIVIL CONSULTANTS, INC.	
Address: 212 N. WAHSATCH Zip: 80903		Address: 212 N. WAHSATCH Zip: 80903	
Phone: (719) 635-3200		Phone: (719) 491-0818	
Email: JMARK@LANDHUISCO.COM		Email: VIRGILS@MSCIVIL.COM	
Engineer		Surveyor	
Name: SAME AS APPLICANT		Name: SAME AS APPLICANT	
Company:		Company:	
Address:		Address:	
Zip:		Zip:	
Phone: ()		Phone: ()	
Email:		Email:	
<i>The applicant will be the primary contact unless otherwise noted.</i>			
Project Location:			
(address or general description) NE TROY AVE & HWY 47			
Parcel No(s): 19 TOTAL - SEE ATTACHED SHEET			
Existing Zone: PUD		Proposed Zone (if applicable):	
PUD Name (if applicable): VILLA BELLA			
Project Name: VILLA BELLA FILING NO. 2			
<input checked="" type="checkbox"/> Rearrangement of Property Boundaries: # of existing lots: 19 Total acres: _____			
<input type="checkbox"/> Overall Development Plan			
<input type="checkbox"/> Site Plan Review: Building area: _____ sf <input type="radio"/> HARP <input type="radio"/> Development Plan <input type="radio"/> PUD <input type="radio"/> Student Housing			
<input type="checkbox"/> Special Area Plan			
<input type="checkbox"/> Street Name Change: Existing Name: _____ Proposed Name: _____			
<input checked="" type="checkbox"/> Subdivision: # of lots: 375 Total acres: 48.24 AC.			
<input type="checkbox"/> Text Amendment			
<input checked="" type="checkbox"/> Vacation: <input checked="" type="radio"/> Street <input type="radio"/> Alley <input checked="" type="radio"/> Easement <input type="radio"/> Other: _____			
<input type="checkbox"/> Other: _____			

(Continue Next Page)

(Continued from previous page)

Provide a brief description of the proposed request:

RE SUBDIVIDE COMMERCIAL LOTS INTO 375 SINGLE FAMILY LOTS

What is the total acreage included in the project? ~ 50 AC.

What is the proposed use of the property?

Commercial Multi-family Residential Industrial Other

Are there any other pending or recently approved

Land Use applications regarding this property? Yes No

If yes, please list: VILLA BELLA MASTER PLAN, VILLA BELLA Filing No. 1

Attachment Checklist

The following list of attachments are required to accompany all applications:

- A. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted.
- B. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us)
- C. Additional information as required by the **P&Z Submittal Requirements Sheet.**

By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:

1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections.
2. There are no known hazards or vicious animals present on the subject property.
3. All information contained in this application, is true and accurate to the best of my knowledge.
4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application.
5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.

Property Owner:

Print Name: JEFF MARK - Lorson South Land Corp.

Signature: *Jeff Mark* - VP

Date: 9/30/21

Applicant if different from Property Owner

Print Name: VIRGIL A. SANCHEZ

Signature: *Virgil Sanchez*

Date: 10/5/21

Zoning Compliance (Completed by City Staff)

Application checked for completeness by:

Date:

Fee Paid:



Stormwater Utility

MEMO

TO: Beritt Odom, Principal Planner
FROM: John Sakariason, Stormwater Coordinator
DATE: June 27, 2022
SUBJECT: S-21-10 3rd submittal review

This memo is intended to serve as the Stormwater Utility's review of the referenced project submittal. Please forward to the applicant's representative.

Color Code: Black = October 27 comments
Blue = February 17 comments
Red = June 28 comments
(Crossed out items indicate they have been addressed.)

Part I

1. Provide a stormwater facility maintenance agreement per Pueblo Municipal Code 16.12.10.d. A template and guide have been provided. **Please see redlined SFMA. Per the City Attorney the SFMA needs to include the Metropolitan District Acknowledgment. This form is attached.**
- ~~2. This city will not accept Parcel A, B, E and F as parcels dedicated to the public, they must be marked as "City Utility Easements" with the following language:~~
3. Provide this dedication statement on the plat per the city legal department. "With respect to all easements for city utilities, including but not limited to sanitary and storm water services and whether designated as a drainage easement, public utility easement or otherwise hereon, the City of Pueblo shall have the right, without the necessity at any time of procuring the consent or permission of anyone, to remove any building, fence, tree, street or other improvement or growth located upon such easement that may in any way endanger or interfere with the construction, reconstruction, maintenance, inspection or removal of all or any parts of said City utilities and to recover the costs thereof, plus an administrative charge of 15% from said owner(s).
All City Utility Easements shall be further subject to the Stormwater Facility Maintenance Agreement dated _____ and filed contemporaneously with the annexed plat. Drainage facilities located within City Utility Easements shall be installed, repaired and maintained in good working order and condition by the **owner(s) and/or the Villa Bella Metropolitan District No. 1** pursuant to the Stormwater Facility Maintenance Agreement herein referenced."
~~With respect to Parcel A, same could be separated into two parcels. One would be for the City Utility Easement but not owned by City and the other dedicated to the public for parks. This approach would need to be reviewed and approved by the other departments.~~

4. Stormwater is still reviewing an issue with respect to an offsite drainage pond and may need to make additional changes or comments. **Use form DPW 110 to obtain an easement from the property owner of parcel # 400000165 for the portion of the pond that is offsite.**
5. ~~Please explain Parcel "B". The plat language may change depending on consensus of what parcels are to be city owned. This is being reviewed by the other departments. Depending on this The City's Legal Department will modify the language to fit.~~
6. **The 45' Telephone company easement needs to be addressed. We can not move forward until this addressed. Per our last emails discussing this the easement was to be vacated. Please see the attached email and give an update on this issue.**

Part II

1. See additional comments in the redlined drainage report. **Still applicable.**
2. Provide a project benchmark. **Still applicable.**
3. Provide revegetation and slope stabilization methods including planned seed mix. **Still applicable.**
4. All cut and fill slopes must comply with the grading requirements in The Storm Drainage Design Criteria Manual and Drainage Policies for City of Pueblo, Colorado. **Still applicable.**
5. You must obtain permit coverage from the Colorado State Dept. of Public Health and Environment to discharge stormwater from any construction activity that disturbs at least 1 acre of land (or is part of a larger common plan of development or sale that will disturb at least 1 acre). If this permit pertains to your site, please send a copy of the stormwater management plan (SWMP) (that will accompany this permit) to the City Stormwater Utility. **Still applicable.**
6. Water quality must be brought up to current standards. All onsite developed stormwater flows are required to be treated prior to being released offsite per The City's Criteria Manual and MS4s permit. Further information on water quality control measures can be found on our website: <http://www.pueblo.us/482/Reference-Materials>. **Still applicable.**
7. Show tracer wire access box locations. **Still applicable.**
8. Add this note on plans: All stormwater facilities and BMP's located in City ROWs or tying into City stormwater system need to be inspected by City Stormwater personnel. Please contact inspector before construction. 719-553-2291 or 719-225-9098. **Still applicable.**
9. After final approval of plans, provide an electronic copy of the Final Drainage Report and Drainage Plan, stamped, and signed by Engineer. **Still applicable.**
10. The proposed conditions drainage map reflects a portion of the plan that AEP performed. A drainage plan for the resubdivision of what is shown on the plat needs to be submitted. Discuss if this will be done in phases, amending the Villa Bella Filing No. 1 Drainage Report each time, or if your intent is to do one amendment. **Still applicable.**
11. Grading reflecting the new residential layout needs to be provided to ensure that no cross-lot drainage will occur, slopes are accurate, etc. **Still applicable.**
12. Provide time of concentration lines for review on next submittal. **Still applicable.**
13. An analysis of street capacity needs to be performed to ensure that the runoff out falling to Design Point #2 will not exceed the right-of-way of streets during a 100-year storm event. If design constraints cannot be met, then additional infrastructure will need to be designed appropriately. **Still applicable.**
14. Several items on the drainage report checklist are applicable but marked N/A. Please include items on the next submittal. **Still applicable.**
Calculations for a couple of basins were checked and errors were found, most notably a time of concentration check was not performed per the DCM 4.2-3 (page 14). The review was stopped. Please review comments for Basin A and B and make necessary revisions. **Still applicable.**

15. A more exhaustive review of the drainage plan and report will be conducted after the plan and report are corrected and more information is submitted. A substantial amount of information is missing or needs changed. Another full review will be required. [Still applicable.](#)
16. Provide a comment response to this memo. [This is required and the next submittal will not be reviewed without it.](#)

EROSION AND SEDIMENT CONTROL PLAN COMMENTS

17. Provide an Erosion and Sediment Control (ESC) Plan. Please show construction and permanent best management practices (BMPs) for stormwater management, erosion control, sediment control, waste, and pollution control, etc. Show their locations on the plan and **provide details** of each BMP. *At a minimum, each of the following sources and activities shall be evaluated for the potential to contribute pollutants to stormwater discharges, and identified in the ESC Plan if found to have such potential:* [Still applicable.](#)
 - a) All disturbed and stored soils (stockpiles).
 - b) Vehicle tracking of sediments.
 - c) Concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment.
 - d) On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.).
 - e) Non-industrial waste sources such as worker trash and portable toilets.
 - f) Outdoor storage activities (building materials, fertilizers, chemicals, etc.).
 - g) Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.
 - h) Significant dust or particulate generating processes.
 - i) Management of contaminated soils.
 - j) Loading and unloading operations.
 - k) Vehicle and equipment maintenance and fueling.
 - l) Other areas or procedures where potential spills can occur.
18. Please provide the following notes on the ESC Plan: [Still applicable.](#)
 - a) Prior to any construction, including site grading and excavation, an approved 'Erosion and Sediment Control Plan' shall be posted on-site and all required BMPs installed.
 - b) General contractor shall maintain and update the 'Erosion and Sediment Control Plan' as construction dictates. Current and correct plan shall always remain on-site and be readily accessible to the City Stormwater Inspector.
 - c) General contractor or his representative shall inspect, at a minimum, the site every 2 weeks and within 24 hours of any precipitation or snowmelt event that causes surface erosion. (i.e., that results in stormwater running across the ground).
 - d) General contractor/owner is fully responsible to maintain all required BMPs to prevent erosion and sediment from leaving the construction site.
 - e) Failure to comply with minimum requirements is a violation of City Ordinances.



COLORADO
Department of Transportation

Region 2 Permits
5615 Wills Blvd.
Pueblo, CO 81008-2349

June 27, 2022

SH 47
Pueblo County

Berritt Odom, Principal Planner
City of Pueblo
211 E "D" Street
Pueblo, CO 81003

RE: Villa Bella Filing No 2 3rd Submittal
S-21-10 - Subdivision and Vacation

Dear Berritt,

CDOT has reviewed the Villa Bella Filing No2 3rd Submittal. A replat of blocks within the Villa Bella Subdivision Filing No 1, located in the SW ¼ of Sec 16, T 20 S, R 64 west of the 6th PM in the City of Pueblo, Pueblo County, Colorado. The parcels are currently owned by Caleb Development LLC and Lorson North Land Corp. CDOT has the following comments:

Access

- CDOT would like to see an updated Traffic Impact Study or a Traffic Memo with each phase of the development to determine probable operational and safety impacts to the general street system.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me at (719) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

Xc: Hu
Buford
Ausbun
Vigil/Gonzales/Guagliardo/file



June 28, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Jeff Mark, Caleb Development, LLC** for the approval of the following application(s) located south of Rawlings Blvd, west of Bergamo Drive, and east of Thunderwolf Drive.

V-21-03 Villa Bella Subdivision, Filing No. 1 Street and Easement Vacation:

Vacation of CBI Drive and a portion of Napoli Way. Vacation of Drainage and Utility Easements located within Blocks 3, 4, and 5.

S-21-10 Villa Bella Subdivision, Filing No. 2: Subdivision of 48.240 acres into 375 single-family residential lots.

The Planning and Zoning Commission meeting will be held on July 13, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 1 669 900 6833 US (San Jose). You are welcome to attend this public hearing and express your viewpoint concerning this proposal. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on “Most Recent Agenda” no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

Scott Hobson, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

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Owner	OwnerStree	OwnerCity	Owne	OwnerZip
COLORADO STATE BOARD OF AG	1525 SHERMAN ST	DENVER	CO	80203-1714
CALEB DEVELOPMENT LLC 36.45% / L	212 N WAHSATCH AVE STI	COLORADO SPRIN	CO	80903-3476
COLORADO STATE BOARD OF AG ATTI	2200 BONFORTE BLVD	PUEBLO	CO	81001-4901
V B E BUILDING CORP	2390 RAWLINGS BLVD	PUEBLO	CO	81001-4905
RICHMOND AMERICAN HOMES OF CC	2509 TORINO WAY	PUEBLO	CO	81001-4912
WOLF VILLAGE INVESTORS LLC	3528 PRECISION DR STE 1	FORT COLLINS	CO	80528-3502
CLARK JAMIE D	4350 S MONACO ST STE 5	DENVER	CO	80237-3400
FOOTHILLS FARM RLLLP C/O PATRICK	4810 QUITA CT	PUEBLO	CO	81001-1072
610 RLLLP + TOUCHDOWN PROPERTIE	504 N GRAND AVE	PUEBLO	CO	81003-3113
UNIVERSITY VILLAGE COMM LLC	6304 CHARRINGTON DR	ENGLEWOOD	CO	80111-1109